



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: February 10, 2009

TO: Mayor and Councilmembers

FROM: Airport Department

SUBJECT: Introduction Of Ordinance For Airport Zoning Map Revision - 1600 Cecil Cook Place

RECOMMENDATION: That Council:

- A. Introduce and subsequently adopt, by reading of title only, An Ordinance of the Council of the City of Santa Barbara Amending Title 29 of the Santa Barbara Municipal Code to Rezone 9.04 Acres of Airport Approach and Operations Zone (A-A-O) to Aviation Facilities Zone (A-F) in the Coastal Zone at the Santa Barbara Municipal Airport; and
- B. Recommend approval of a Local Coastal Program Amendment to the California Coastal Commission to change the corresponding LCP zoning pursuant to State Public Resources Code §30514.

DISCUSSION:

Background:

In 2001 the City Council adopted a new Airport Zoning Map to implement changes necessary for the implementation of the Airfield Safety Projects pursuant to the Aviation Facilities Plan. The adopted map contained an inadvertent rezone of approximately 9 acres of Aviation Facilities Zone to Airport Approach and Operations. This area included a hangar and portions of 4 other buildings that are currently non-conforming to their land use zone.

On January 8, 2009, Planning Commission initiated proceedings and made a recommendation to City Council for a Zoning Ordinance Amendment to change the zoning to reinstate the Aviation Facilities Zone to the area affected by the mapping error.

The Planning Commission also adopted an Amendment to the Aviation Facilities Plan Environmental Impact Report to address environmental issues related to this change. No new environmental impacts were identified in the Amendment.

Zoning Change:

The proposed amendment would rezone 9.04 acres of land at the Airport from Airport Approach and Operations Zone (A-A-O), Airport Industrial Area Specific Plan Zone (SP-6), Coastal Zone Overlay (S-D-3) to Aviation Facilities Zone (A-F), Airport Industrial Area Specific Plan Zone (SP-6), Coastal Zone Overlay (S-D-3). The boundary of the proposed rezone area follows the hold-short line for Taxiway C from the current A-A-O boundary to the Object Free Area (OFA) boundary parallel to Taxiway H. The boundary would follow the OFA to the current western A-A-O boundary. Currently a hangar, cargo terminal, an electrical vault, and portions of two light industrial tenant buildings are in the proposed rezone area. This area is shown in Attachment 1.

Next Steps:

Following City Council adoption of the proposed Airport Zoning Map, staff would submit the adopted map to the California Coastal Commission as an amendment to the City of Santa Barbara's Local Coastal Program Component 9 (Airport and Goleta Slough). The Coastal Commission requires recommendation by the City Council in order to make this certification.

Following certification by the Coastal Commission, the Local Coastal Plan Zoning Map would again be submitted to City Council for formal acceptance pursuant to State Public Resources Code §30514.

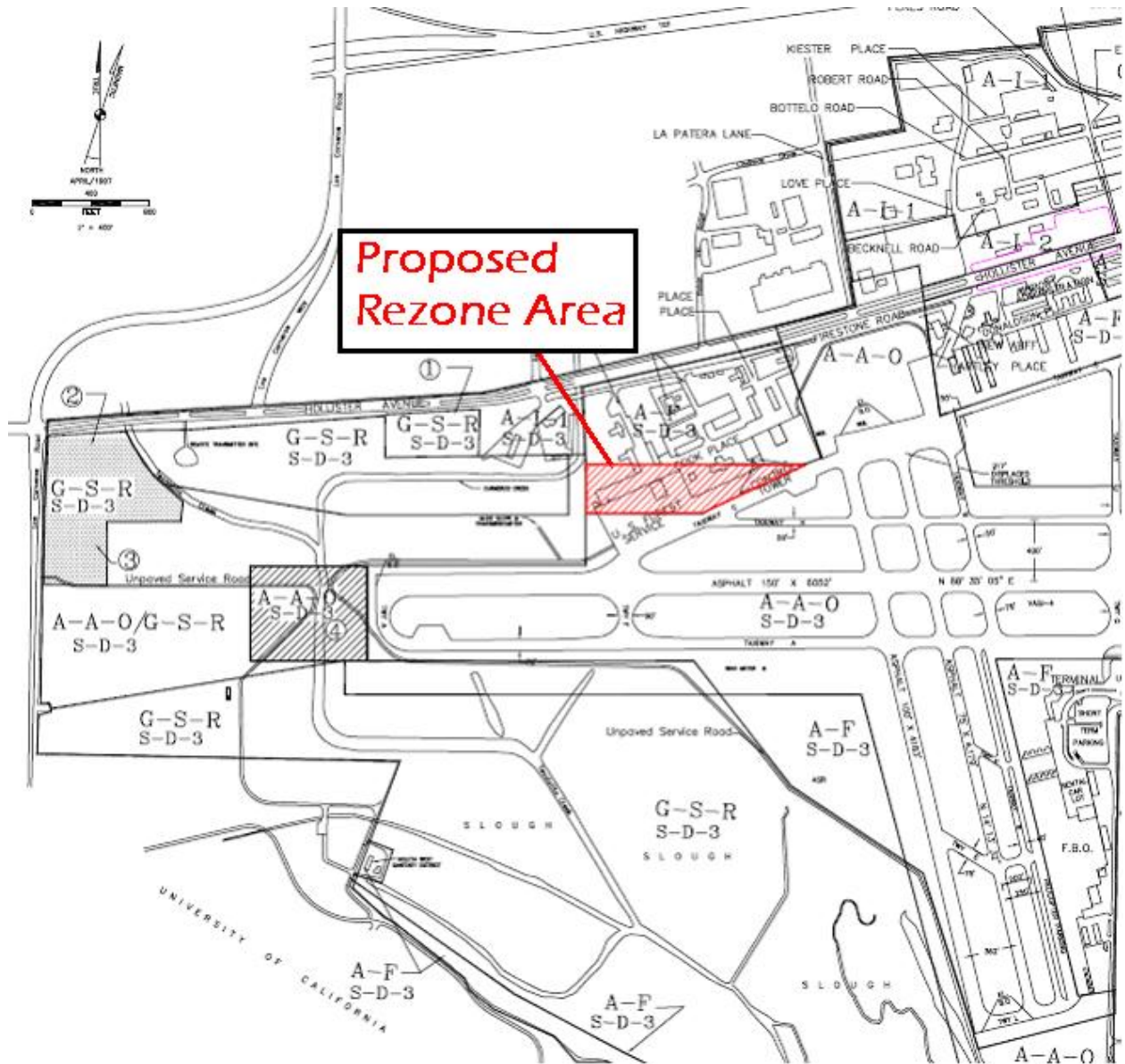
ATTACHMENTS: 1. Area of Proposed Zone Change
2. Planning Commission Recommendation

PREPARED BY: Andrew Bermond, Associate Planner

SUBMITTED BY: Karen Ramsdell, Airport Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1



DRAFT

B. APPLICATION OF HAZEL JOHNS, AGENT FOR THE CITY OF SANTA BARBARA, 1600 CECIL COOK PLACE, 073-450-003 A-A-O, SP-6, S-D-3 AIRPORT APPROACH AND OPERATIONS, AIRPORT INDUSTRIAL AREA SPECIFIC PLAN ZONE, COASTAL ZONE OVERLAY, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTION (MST2008-00489)

The proposed application involves the rezoning of 9.04 acres of A-A-O, Airport Approach and Operations Zone to A-F, Aviation Facilities Zone in the Coastal Zone on Santa Barbara Airport property. The discretionary applications required for this project are:

1. Initiation of proceedings and a recommendation to City Council for a Zoning Ordinance Amendment to change the zoning from A-A-O, SP-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, SP-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) (SBMC §28.92.020; §28.92.080B; and §29.11).
2. Recommendation to City Council to approve a Local Coastal Program Amendment to change the LCP zoning from A-A-O, S-P-6, S-D-3 (Airport Approach and Operations Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) to A-F, S-P-6, S-D-3 (Aviation Facilities Zone, Airport Industrial Area Specific Plan Zone, Coastal Zone Overlay) and to recommend certification of the Amendment to the California Coastal Commission (State Public Resources Code §30514).

The Case Planner has prepared an addendum to the Aviation Facilities Plan Environmental Impact Report to address, changes in circumstances and changes in the project description associated with the zoning map. The resulting impacts are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

Case Planner: Andrew Bermond, Associate Planner
Email: abermond@santabarbaraca.gov

Mr. Kato requested that the Planning Commission waive the Staff Report.

MOTION: Thompson/Jacobs

Waive the Staff Report.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Larson opened the public hearing at 1:18 P.M. and, as no one wished to speak, the public hearing was closed.

Andrew Bermond, City Airport Associate Planner, answered the Planning Commission's questions about the A-A-P designation surrounded by the A-F designation on the zoning map. The A-A-P designation was done away with and it is now A-A-O. The proposal is to re-designate nine acres of the A-A-O zone in the area of the 1600 Cecil Cook to Aviation

Facilities A-F zone, which was its designation prior to the most recent map. It will then be consistent with its surrounding zone.

MOTION: Thompson/Jostes

Assigned Resolution No. 002-09

To adopt the Addendum to the Aviation Facilities Plan Environmental Impact Statement/Report, initiate the proposed rezone, and make a recommendation to City Council to approve the proposed Zoning Ordinance Amendment and recommend the certification of a Local Coastal Program Amendment to the California Coastal Commission, making the findings outlined in Section VI of the Staff Report.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Larson announced the ten calendar day appeal period.